

Lissa Rowan

From: [REDACTED]
Sent: 13 June 2021 20:12
To: Lissa Rowan
Subject: Re: Notice of Review - Planning Application 20/01658/APP

Warning. This email contains web links and originates from outside of the Moray Council network. You should only click on these links if you are certain that the email is genuine and the content is safe.

Dear Lissa,

Thank you for the opportunity to comment on the submission regarding notice of review for the planning application 20/01658/APP .

I understand that previous comments submitted will be included in the review, so would like to draw out some particular points relating to the submission

The central argument of the submission is for an exception based on agricultural need , despite the planning authority guidance that there is no grounds for such an exception

That notwithstanding , the argument for need is predicated on there being no other options available, despite a 12 year search . This argument is not credible . Even within the last year there have been multiple properties sold in the same location - Sourbank farmhouse , Tulloch Cottage, and the plot to the rear of Tulloch cottage - which would have been compatible in cost . All of these would have presented viable options in this immediate timeframe - with other properties and plots in the immediate area also having been available in the preceding period . There are no doubt other properties that will become available in the near future

There is an associated arguement relating to affordable housing . Given obvious expenditure by the applicant on this application , other expenditure, this does not appear to be an issue in this instance .

For both of these reasons it would appear that the intent to progress with this application is a matter of preference rather than need. There have been multiple options for meeting any need from existing housing stock or approved plots that have not been taken up by the applicant .

I would also like to draw out a few other points:

- on drainage , the planning application makes no reference to existing drainage demands on the field, The drainage field from the septic tank for Sourbank and Sunil an Mara runs a substantial distance into the field. There is a risk that additional restraint on the capacity of the field to act as a soakaway could compromise these existing drainage facilities. These are underpinned by a burden on the field in which the application relates

- the submission asserts (design point E) that the right to privacy of other properties will not be affected. This is clearly not the case. The new access route would impose significantly upon Parkview, and there would be privacy implications for TullochCottage , Sourbank Farmhouse and other properties .

- planning policy describes this as a pressurised and sensitive area. Other recent developments in the immediate area have been discrete in nature largely within wooded areas. The infrastructure for the locality

is under increasing pressure and is already fragile - whether this be overhead electricity delivery , off grid drainage, road usage , refuse facilities etc

- the narrative regarding the timeline of the applications suggests that the application withdrawn so in late 2019 was done so due to further consultations . In fact as I understand it the access route to the field proposed at this time was not viable

Yours sincerely

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[Sent from Yahoo Mail](#)

On Thursday, June 10, 2021, 8:50 am, Lissa Rowan <Lissa.Rowan@moray.gov.uk> wrote:



Democratic Services

Moray Council

Edu

Dear Sir/Madam,

**Town and Country Planning (Schemes of Delegation and Local Review Procedure)
(Scotland) Regulations 2013 ['the Regulations']**

**Notice of Review: Planning Application 20/01658/APP – Erect 1.25 Storey Dwelling
House and Detached Timber Garage at Site South-West of Sourbank Farm, Rafford,
Forres**

As an interested party to the above application, you are hereby notified that a Notice of Review (NOR) has been served on the Moray Local Review Body (MLRB). The MLRB now have a statutory responsibility to review the original decision.

The NOR and associated documents can be viewed at
http://www.moray.gov.uk/moray_standard/page_65978.html.

All representations previously made by you will be considered by the MLRB. If you want to make further representations, these should be sent to the Clerk of the MLRB, by email or post at the above address, **on or before 25 June 2021**.

Please note, it is important that you consider whether the NOR contains new matters (not forming part of the original application) which you would now like to highlight and/or comment on. The statutory process does not provide this opportunity at a later date.

Any further representations that you make will be forwarded to the Applicant for comment.

In due course, you will be notified of the date, time and venue of the review meeting.

If you have any queries, please do not hesitate to contact me on the above details.

Yours faithfully,

Lissa Rowan

Committee Services Officer

Clerk to the MLRB